

WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



22 Regents Court Rof Street, Oswestry, SY11 2BU

Price guide £104,950

WOODHEAD'S are pleased to bring to the sales market this first floor purpose built apartment for residents aged over 55, close to all local amenities This spacious apartment which can be accessed via a lift in brief comprises; Entrance hall, living room, kitchen, dining room/ bedroom two, shower room, bedroom one with en-suite. Externally there is a balcony looking over the courtyard and allocated parking for one.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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DIRECTIONS

Proceed out of town on Salop road, turning right onto Roft street where the entrance will be on the right hand side.

LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

ENTRANCE

Located on the first floor with wooden door to;

ENTRANCE HALL

With double storage cupboards, storage heater, emergency pull cord and telephone point. Doors to further accomodation.

LIVING ROOM

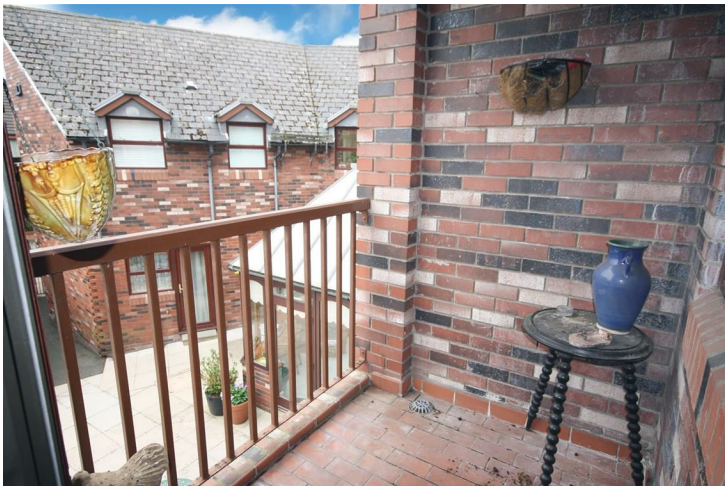
5.08m x 3.00m (16'08 x 9'10)

feature fire place with electric fire and wooden surround, uPVC double glazed window to front aspect, storage heater, coving, telecom system, telephone point and TV point. Sliding doors to dining room/bedroom two, archway to kitchen and uPVC double glazed door to;



BALCONY

Lovely outlook over the communal courtyard.



KITCHEN

2.31m x 2.54m (7'07 x 8'04)

Range of base cupboard and drawers with worksurfaces over, matching eye level units, built in plate rack, one and half bowl stainless steel sink with mixer tap and drainer and part tiled walls. Integrated appliances to include; electric hob with extractor hood over, microwave, single oven, plate warmer, wash machine and fridge/freezer.



DINING ROOM / BEDROOM TWO

2.97m x 2.03m (9'09 x 6'08)

UPVC double glazed to front aspect, storage heater, double wardrobe, coving and sliding partition doors to living room.

BEDROOM ONE

5.28m x 2.67m (17'04 x 8'09)

UPVC double glazed window to front aspect, double wardrobe and storage heater.



ENSUITE

1.93m x 2.08m (6'04 x 6'10)

Three piece suite comprising; panel bath with twin taps, low level WC, pedestal wash hand basin with twin taps, heated towel rail and extractor fan.



SHOWER ROOM

Fully tiled shower cubicle with electric shower, part tiled walls, pedestal wash hand basin with twin taps, level WC and extractor fan.

COMMUNAL AREAS

Lounge and Conservatory for resident use, external patio sitting area, outside storage, electric points for mobility scooters if required, and allocated parking.

SERVICE CHARGE

£2099.00 To Include: Resident Secretary, Building Insurance, Emergency Alarm System, Lift Contract, Window Cleaning, Secretary's Office, Secretaries Accommodation, Light and heat for communal areas, Metered Water Charge, Maintenance of Grounds, Communal area Cleaning, Accountancy Fees, Management and Administration, sinking Fund.

GROUND RENT

£100.00 per annum

CLAUSES

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PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage and electric central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure'; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations 2017.